



City of Albuquerque  
Metropolitan Redevelopment Agency

Timothy M. Keller, Mayor

Terry Brunner, MRA Director

**ALBUQUERQUE DEVELOPMENT COMMISSION**

PRESENT

Len Romano, Vice-Chair  
Maria Griego-Raby  
Fred Mondragon

ABSENT

Mona Ghattas, Chair  
Bill Miera

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**ZOOM LINK AND LOGIN INFORMATION:**

<https://cabq.zoom.us/j/81051849343>

Meeting ID: 810 5184 9343

Passcode: ADC2025

+12532158782,,87941805305# US (Tacoma)

+13462487799,,87941805305# US (Houston)

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**MINUTES**

THURSDAY, MAY 15, 2025  
2:00 P.M.

- I. Call to order**
- A. The Albuquerque Development Commission Meeting of May 15, 2025, was called to order by Vice-Chair Romano at 2:00 P.M.
- II. Review and approval of agenda for Thursday, May 15, 2025**
- A. Vice-Chair Romano asked for a motion to approve the agenda from Thursday, May 15, 2025. Commissioner Mondragon moved to approve the agenda, as amended. Commissioner Griego-Raby seconded. The motion carried unanimously (3-0).
- III. Review and approval of minutes from Thursday, February 20, 2025**
- A. Vice-Chair Romano asked for a motion to approve the minutes from Thursday, February 20, 2025. Commissioner Mondragon moved to approve the minutes. Commissioner Griego-Raby seconded. The motion carried unanimously (3-0).
- IV. Announcements / General Public Comment (for items not on the agenda)**
- A. None.
- V. Case #2025-7 Redevelopment Tax Abatement for a New Warehouse Development in the Menaul MR Area, Located at the SE Corner of Vassar & Phoenix NE**

**Motion:** Based on the findings in the staff report, the ADC recommends to City Council approval of the Redevelopment Tax Abatement for the construction of the proposed 15,000 square foot warehouse development at the southeast corner of Vassar Dr NE and Phoenix Ave NE in the Menaul Metropolitan Redevelopment Area, to be developed by Cornerstone Capital, LLC. Motion made by Commissioner Griego-Raby. Commissioner Romano seconded the motion. Motion carried unanimously (3-0).

**Findings:** In accordance with State Statutes Sections § 3-60A-7 and 8, staff recommends that the following findings be made:

1. The proposed activities under the Project aid in the elimination or prevention of slum or blight.
2. The Project is consistent with the Albuquerque/Bernalillo County Comprehensive Plan and the Menaul Metropolitan Redevelopment Area Plan, and meets the threshold and application criteria of the Redevelopment Tax Abatement program.
3. The Project affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the area by private enterprise or persons, and the objectives of the Project justify the proposed activities as public purposes and needs.
4. The Project advances the goals of the Menaul Metropolitan Redevelopment Area Plan by creating a new commercial warehouse building, contributing to increased economic activity and safety in the area.

**Conditions of Approval:**

1. Prior to the start of construction, the applicant shall submit the final approved building permit plans to MRA staff for review for consistency with the Community Benefit Matrix.
2. The Applicant, at their own expense, shall collocate a promotional banner designed by MRA at the property line construction fencing, visible from the public right of way during the entire construction of the Project.
3. The Applicant shall, after the final Certificate of Occupancy and prior to the signing of the Lease effectuating the Redevelopment Tax Abatement, request the presence of MRA staff and other City representatives at the discretion of MRA at a ribbon-cutting ceremony to mark the opening of the Project.
4. The Lease Documents required to execute the Redevelopment Tax Abatement shall not be executed until construction of the Project is complete, as exemplified by a final Certificate of Occupancy, or prior at the sole discretion of the City, and the Lease term shall not exceed seven years. The Lease must be entered into and effective within three years of the date of City Council Approval, or the Project approval will be void.

**VI. Case #2025-8 Redevelopment Tax Abatement for a Mixed-use Redevelopment Project in the Sycamore MR Area, Located at 1400 Central Ave SE**

**Motion:** Based on the findings in the staff report, the ADC recommends to City Council approval of the Redevelopment Tax Abatement to City Council for the redevelopment and residential conversion of the Sycamore Plaza building to create approximately 20 residential units and 4,800

square feet of commercial space, located 1400 Central Ave SE in the Sycamore Metropolitan Redevelopment Area, to be developed by A&F Development, LLC. Motion made by Commissioner Griego-Raby. Commissioner Mondragon seconded the motion. Motion carried unanimously (3-0).

**Findings:** In accordance with State Statutes Sections § 3-60A-7 and 8, staff recommends that the following findings be made:

1. The proposed activities under the Project aid in the elimination or prevention of slum or blight.
2. The Project is consistent with the Albuquerque/Bernalillo County Comprehensive Plan and the Sycamore Metropolitan Redevelopment Area Plan, and meets the threshold and application criteria of the Redevelopment Tax Abatement program.
3. The Project affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the area by private enterprise or persons, and the objectives of the Project justify the proposed activities as public purposes and needs.
4. The Project advances the goals of the Sycamore Metropolitan Redevelopment Area Plan by improving the mixed-use and pedestrian character of the neighborhood, contributing to increased residential and economic activity and safety in the area.

**Conditions of Approval:**

1. Prior to the start of construction, the applicant shall submit the final approved building permit plans to MRA staff for review for consistency with the Community Benefit Matrix.
2. The Applicant, at their own expense, shall collocate a promotional banner designed by MRA at the property line construction fencing, visible from the public right of way during the entire construction of the Project.
3. The Applicant shall after the final Certificate of Occupancy and prior to the signing of the Lease effectuating the Redevelopment Tax Abatement, request the presence of MRA staff and other City representatives at the discretion of MRA at a ribbon-cutting ceremony to mark the opening of the Project.
4. The Lease Documents required to execute the Redevelopment Tax Abatement shall not be executed until construction of the Project is complete, as exemplified by a final Certificate of Occupancy, or prior at the sole discretion of the City, and the Lease term shall not exceed seven years. The Lease must be entered into and effective within three years of the date of City Council Approval, or the Project approval will be void.

**VII. Case #2025-9 Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Boundary Amendment**

**Motion:** Based on the findings in the staff report, the ADC recommends to City Council designation of 58 lots (approximately 23 acres), located adjacent to the existing Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area, as blighted, and inclusion of the lots in the MR Plan. Motion made by Commissioner Griego-Raby. Commissioner Mondragon seconded the motion. Motion carried unanimously (3-0).

**Findings:** In accordance with State Statutes Sections § 3-60A-7 and 8, staff recommends that the following findings be made:

1. This request is to designate 58 lots (approximately 23 acres), generally located on the east and west sides of San Mateo Boulevard between Copper Avenue and Lomas Boulevard, as blighted, and for inclusion of the lots in the Central/Highland/Upper Nob Hill Metropolitan Redevelopment (MR) Area and Plan, in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978.
2. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area was established by City Council in 2002 (R-82-2002) and the MR Plan was adopted in 2003 (R-03-230).
3. The subject properties meet the definition of a “blighted area” per § 3-60A-4, NMSA 1978, as demonstrated by analysis and images presented in the Designation Report.
4. Blighted conditions are evident in the area, including aging building stock, vacant and underutilized lots, fragmented and inefficient lot layouts, inadequate pedestrian infrastructure, sidewalk disintegration caused by auto-oriented access points, and broken pavement.
5. Neighboring properties have required redevelopment assistance from the City of Albuquerque, as evidenced by the adoption of R-24-75 (Enactment #R-2024-066), which provided redevelopment tools for rehabilitating the obsolete office tower at 300 San Mateo Blvd. NE.
6. The subject properties are appropriate for inclusion in the Central/Highland/Nob Hill Metropolitan Redevelopment Area and Plan because they are similar in size and development condition to other properties in the Area.
7. Due to the blighted conditions present, the rehabilitation, conservation, clearance of slum conditions, redevelopment, or a combination thereof, is in the interest of public health, safety, morals, and welfare of city residents.
8. Inclusion of the subject properties in the Central/Highland/Upper Nob Hill Area furthers City of Albuquerque Comprehensive Plan goals related to Land Use.
9. Inclusion of the subject properties in the Central/Highland/Upper Nob Hill Area furthers the policies of the Plan by creating opportunities for eliminating blighted conditions.
10. The request does not constitute a substantial change to the approved Central/Highland/Nob Hill Metropolitan Redevelopment Area Plan. The scope and policies of the Plan remain intact with the inclusion of the subject properties.
11. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation, on April 30, 2025 and May 7, 2025. The notice included a general description of the subject area location and details of the Albuquerque Development Commission’s public hearing on May 15, 2025, where interested parties had the opportunity to comment, in accordance with § 3-60A-8, NMSA 1978.
12. On April 7, 2025, which was at least 10 days prior to the public hearing as required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.

13. On April 7, 2025, which was at least 10 days prior to the public hearing, as a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination. These included the District 6 Coalition, District 7 Coalition, Fair West, Highland Business, Mile Hi, and Pueblo Alto Neighborhood Associations.

14. Comments received (if any) as a result of the legal notice were considered by the ADC.

**VIII. Case #2025-10 Downtown 2050 Redevelopment Plan**

**Motion:** ADC recommends to the City Council approval of the Downtown 2050 Redevelopment Plan. Motion made by Commissioner Mondragon. Commissioner Romano seconded the motion. Motion carried (2-1).

**IX. Old Business**

A. None

**X. New Business**

A. MRA Director, Terry Brunner, provided an update on ongoing projects and initiatives.

**XI. Adjournment.**

A. There being no further business before the Commission, Vice-Chair Romano asked for a motion to adjourn. Commissioner Mondragon moved to adjourn. Commissioner Griego-Raby seconded. The motion carried with three (3) in favor, zero (0) opposed. Meeting adjourned at 3:45 P.M.